

DOC #5245
ADOPTED 10/26/89

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: KEVIN WALSH, DIRECTOR OF OPERATIONS AND MANAGEMENT
MARC WEBB, DIRECTOR OF OPERATIONS

SUBJECT: WORK PROGRAM APPROVAL FOR FISCAL YEAR 1990

Herewith is submitted the FY90 Work Program. It is the programmatic follow-up to the adoption of the Operating Budget at the October 26, Board meeting.

The Work Program presents in detail the programs which the BRA will work on during FY90 and the responsibilities of each of the operating departments. The programs include master planning and zoning, community economic development, affordable housing production, and downtown development.

KEY INITIATIVES

Expanding the Tax Base

In FY90, several major projects, such as Commonwealth Center, One Lincoln Street, Ruggles Center, Olmsted Plaza, Sears/Newmarket, Boston Science Center, and Prudential Center will be approved or start construction that will generate over \$40 million in additional property taxes when complete.

Increasing Housing Production and Affordability

In FY90, the BRA will work to generate approximately 1500 units of housing through the disposition of land in Charlestown, Chinatown, Roxbury and the South End. Also, technical assistance will be provided to ensure the success of affordable housing projects already under construction. The BRA will work with the mortgage industry to ensure the credit needs of Boston residents are met and will work to create immediate funding for housing creation needs from Linkage obligations.

Diversifying Boston's Economy

Strategies will be pursued to promote economic growth among Boston's medical and education institutions. The concept of "Technopolis" will be developed. These "Centers of Technology" would join the resources of institutions, private industry, and developers with government participation to foster research advances.

Completing the Rezoning of Boston

The BRA will seek adoption of a new simplified zoning code. The new zoning code will correct the ambiguities and inconsistencies in the old code. The focus in the neighborhoods is on master planning to balance competing land uses. Development review of major downtown projects will continue in accordance with the Development Review Requirements (Article 31 of the Zoning Code).

Revitalizing Boston's Waterfront

Commercial development will be encouraged in the Charlestown Navy Yard for uses including medical research, hotel, retail and office space. Yard's End will be developed to include hotel and retail space, as well as the relocated Aquarium. Over 115,000 square feet of commercial office space and 600,000 square feet of medical research space will be tentatively designated for development in FY90.

Guidelines and standards will be finalized for the 20-mile segment of Harborwalk, which stretches from Little Mystic Channel in Charlestown to Fish Pier in South Boston, in a manner consistent with the Master Plan. Capital improvements to Shipyard Park, Pier 3, will provide access to open space in the Harborpark area.

VOTED: That the FY90 Work Program is approved as the programmatic guideline for management of the BRA during FY90.